



THE CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
Date Of Notice: **April 4, 2003**
PUBLIC NOTICE OF A
PROPOSED MITIGATED NEGATIVE DECLARATION

A draft Mitigated Negative Declaration has been prepared by the City of San Diego Land Development Review Division for the project listed below. Written comments regarding the adequacy of this Draft Mitigated Negative Declaration must be received by the Land Development Review Division at the above address by **April 23, 2003**. This notice was/will be published in the SAN DIEGO DAILY TRANSCRIPT and PUBLIC RECORD REPORTER and distributed on **April 4, 2001**.

SUBJECT: Tower 23 COASTAL DEVELOPMENT PERMIT to allow for the demolition of four commercial structures and asphalt parking lot to construct a three story hotel with attached restaurant, surface and subsurface parking, dining patio, garden court, and other landscape and hardscape improvements. The project proposes the consolidation of 5 parcels. The project is located at 4551 Ocean Boulevard in the CV-1-2 (Commercial Visitor) Zone, Coastal Overlay Zone, and Parking Impact Overlay Zones of the Pacific Beach Community Plan (Lot 1, Lot 2, Map 5117, and Lots 3, 4, 5, & 6, Block 193, Pacific Beach, Map 791 and 854) Council District 2. Applicant: Miller Enterprises

LDR No.: 41-0637

PROJECT No.: 1287

COUNCIL DISTRICT: 2

COMMUNITY PLAN AREA: Pacific Beach

This recommended finding that the project will not have a significant effect on the environment is based on a Mitigated Negative Declaration, an Environmental Initial Study conducted by the City, and project conditions which now mitigate potentially significant environmental impacts in the following areas: WATER QUALITY, and PALEONTOLOGICAL RESOURCES. The draft Mitigated Negative Declaration, Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the office of the Land Development Review Division, 1222 First Avenue, Fifth Floor, San Diego, CA 92101.

To request the draft Mitigated Negative Declaration, Initial Study and/or supporting documents in alternative format, call the Development Services Department at (619) 446-5460 immediately to ensure availability. This information is ALSO available in alternative formats for persons with disabilities. To request this notice in alternative format, call (619) 446-5446 or (800) 735-2929 (TEXT TELEPHONE). For environmental review information, contact John Alabado at (619) 446-5324. For information regarding public meetings/hearings on this project, contact Jeannette Temple at (619) 557-7908. A final environmental report incorporating public input will then be prepared for consideration by decision-making authorities.

Cathy Cibit, Environmental Review Manager (Acting)
Development Services Department